



**METROPOLITAN  
TRANSPORTATION  
COMMISSION**

Joseph P. Bort MetroCenter  
101 Eighth Street  
Oakland, CA 94607-4700  
TEL 510.817.5700  
TDD/TTY 510.817.5769  
FAX 510.817.5848  
E-MAIL [info@mtc.ca.gov](mailto:info@mtc.ca.gov)  
WEB [www.mtc.ca.gov](http://www.mtc.ca.gov)

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## ***Memorandum***

TO: Administrative Committee

DATE: April 6, 2011

FR: Executive Director

W. I. 1121

RE: Contract: Environmental Impact Report (EIR) on Plan Bay Area: Dyett and Bhatia

Staff requests the Committee's approval to negotiate and enter into a contract in the amount of \$420,000 with Dyett and Bhatia to assist the Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG) in preparing a programmatic Environmental Impact Report (EIR) for Plan Bay Area in compliance with the California Environmental Quality Act and other applicable state and federal planning and environmental regulations.

### **Background**

MTC and ABAG are jointly preparing Plan Bay Area to respond to requirements of federal metropolitan transportation planning regulations and Senate Bill (SB) 375. Plan Bay Area will be an integrated plan that (1) identifies areas within the nine-county Bay Area sufficient to accommodate all of the region's population, including all income groups for the next 25 years, and (2) sets forth a forecasted development pattern, which when integrated with the transportation system, reduces GHG emissions from automobiles and light trucks. MTC and ABAG are slated to adopt this plan in spring 2013.

MTC and ABAG seek consultant assistance to prepare a programmatic EIR that analyzes both the transportation and land use impacts of Plan Bay Area. This program EIR will serve as a first tier EIR that addresses the broad, regionwide environmental effects of implementing the transportation projects, programs, policies and development patterns included in the proposed Plan Bay Area. Because SB 375 provides streamlining of CEQA requirements for specific residential and mixed-use residential projects and transit priority projects, this first tier EIR will include substantial evaluation of cumulative and growth inducing impacts, whereby the intent is to facilitate tiering from this EIR. Additionally, this program EIR will propose effective and feasible mitigation measures for potentially significant impacts and evaluate a range of alternatives to the proposed Plan Bay Area. MTC and ABAG view the approach and analysis of this programmatic EIR to be similar to preparing programmatic EIRs for transportation plans (such as countywide or regional transportation plans) and land use plans (such as general plans).

### **Request for Proposal & Evaluation Process**

A Request for Proposal (RFP) was released jointly by MTC and ABAG on February 11, 2011. The RFP was posted on MTC's website on the same day. A proposers' conference was held on February 22, 2011, and was attended by three consulting firms. Two additional firms that were unable to attend the proposers' conference submitted written inquiries. In response to the RFP, MTC received one proposal from Dyett & Bhatia. An evaluation panel, consisting of staff from MTC, ABAG, the Bay Area Air Quality Management District (BAAQMD), the Contra Costa

Transportation Authority, and the City/County of San Francisco, evaluated the proposal, and discussions were held with Dyett and Bhatia on March 23, 2011.

The panel unanimously recommended Dyett & Bhatia to prepare the programmatic EIR based on their extensive experience in preparing programmatic EIRs for transportation and land use plans, depth of understanding of the anticipated project outcomes, as well as their overall approach, cost effectiveness, technical methodology, and ability to present deliverables in a clear and concise manner.

Dyett & Bhatia, a San Francisco based firm, and their subconsultant Environmental Science Associates, have been involved with MTC and other regional and local agencies in assessing the environmental effects of other transportation and land use plans in the Bay Area. They have prepared EIRs for the past four regional transportation plans and sales tax expenditure plans for several Congestion Management Agencies. Dyett and Bhatia has also worked with numerous local jurisdictions on land use plans such as general plans, specific plans, station area plans, and their EIRs.

### **Recommendation**

Staff recommends that this Committee authorize the Executive Director or his designated representative to negotiate and enter into a contract with Dyett and Bhatia in an amount not to exceed \$420,000 to prepare the programmatic EIR on Plan Bay Area. On a parallel track, on March 31, 2011, ABAG's Administration Committee approved the recommended consultant.

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Steve Heminger

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## REQUEST FOR COMMITTEE APPROVAL

### Summary of Proposed Consultant Contract

Work Item No.: 1121

Consultant: Dyett & Bhatia  
San Francisco, California  
in association with Environmental Science Associates, San Francisco, California

Work Project Title: Environmental Impact Report on Plan Bay Area

Purpose of Project: Prepare a programmatic Environmental Impact Report on Plan Bay Area in compliance with the California Environmental Quality Act (CEQA) and other applicable state and federal planning and environmental regulations

Brief Scope of Work:

- Prepare a detailed work program, schedule, budget and management plan
- Develop EIR study approach and methodology
- Implement EIR scoping process
- Prepare environmental settings, methodology, and significance thresholds for each environmental issue area
- Define proposed project and alternatives
- Conduct environmental assessments
- Conduct consultation on mitigation measures
- Assess EIR alternatives
- Evaluate significant irreversible, growth inducing and cumulative impacts
- Prepare draft and final EIR (includes Response to Comments)
- Prepare EIR for certification

Project Cost Not to Exceed: \$420,000

Funding Source: TDA

Fiscal Impact: Funds in the amount of \$300,000 are included in the FY 2010-11 agency budget and funds for the remaining amount of \$120,000 will be reflected in the FY 2011-12 agency budget.

Motion by Committee: That the Executive Director or his designee is authorized to negotiate and enter into a contract with Dyett & Bhatia to deliver the programmatic EIR for Plan Bay Area and the Chief Financial Officer is directed to set aside funds up to \$420,000 for such contract, subject to the FY 2011-12 budget approval process.

Administration Committee:

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Scott Haggerty, Chair

Approved: Date: April 13, 2011